

Returned by Municipality _____

NOTIFICATION OF ZONING REVIEW ACTION

TO: Steven Strichman MUNICIPALITY: Troy

APPLICANT: Kevin Vandenburg

SUBJECT: Zoning Map Amendment

LOCATION: 1011 2nd Avenue

Project Description: Applicant proposes changing zoning from R-1 to PDD to allow the construction of 231 apartments in 3 4-story buildings with attendant docks, parking and other amenities.

Please be advised that the Rensselaer County Bureau of Economic Development and Planning has acted on the above subject as follows:

After having carefully reviewed the information submitted as part of the subject referral, the Bureau of Economic Development and Planning has determined that the proposal does not have a major impact on County plans and that local consideration shall prevail.

The southernmost building should be dropped and perhaps replaced with a much smaller footprint club house. The northern two buildings should be moved closer to the road to avoid important tribal areas.

The cutting down of the trees on Starbuck Island destroyed the winter roosting area of the winter migratory crows which has created issues in Troy since. Will the cutting of the trees on this location do likewise? Although there are many other trees uphill of the site, the warmth of the river creates a warmer roosting area.

The 24-inch waterline was installed by the EPA to provide clean water to the Village and Town of Waterford during the Hudson River dredging. The EPA is presently working to give it to the Village and Town. Has the developer contacted Waterford about using their water pipe?

The applicant has stated that they will rip the shale out for the buildings. Since there will be parking below the buildings, it is assumed that approximately 15 to 20 feet of shale will need to be ripped out at each building to provide space for parking, foundation and footings. Is the applicant going to just rip the area out where the buildings are going to be or are they going to rip the site and then backfill the area where they want to build up? Has a boring been done to make sure that the lower levels are shale and rip able? What are the

applicant's plans for the shale to be removed? Will it be sold to Norlite? Will it be used as clean fill for whoever wants? New changes in DEC regulations make it harder to properly dispose of construction spoils.

Please return a report of the final action you have taken to the Bureau of Economic Development and Planning. This report is due within seven days after the final action. If your action is contrary to the recommendation of the County Bureau of Economic Development and Planning, Section 239-m of Article 12-B requires the adoption of a resolution fully setting forth the reasons for such contrary action.

Date 4/14/22



ROBERT L. PASINELLA, JR, DIRECTOR
Economic Development and Planning
1600 Seventh Avenue
Troy, New York 12180
(518) 270-2914

Return within 7 days of final action to:

Rensselaer County Bureau of Planning
County Office Building
Troy, New York 12180

REPORT OF FINAL ACTION

FROM: Municipality: Troy

Local Action Legislative Body
 Board of Appeals
 Planning Board

APPLICANT: Kevin Vandenburg
430 9th Avenue
Troy, NY 12182

ACTION REQUESTED: Comprehensive Plan Special Permit
 New Ordinance Area Variances
 Zoning Map Amendment Use Variance
 Zoning Text Amendment Site Plan Review
 Other _____

COUNTY ACTION: Local Consideration
 Approval
 Approval with Modifications
 Disapproval

LOCAL ACTION: Approval
 Approval with Modification
 Disapproval

DATE OF LOCAL ACTION: _____

If local action is contrary to the recommendation of the County Planning Bureau, Section 239-m of Article 12-B requires adoption of a resolution fully setting forth the reasons for such contrary action.